

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-3370-2022

County No: 031-MP-22

Folio #:

Skyrise Townhomes

March 31, 2023



Growth Management

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor

Fort Lauderdale, Florida 33301

Tel: (754) 321-2177 Fax: (754) 321-2179

www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date:	March 31, 2023	Folio #	Single-Family:	Elementary: 8
Name:	Skyrise Townhomes	Townhouse:	54	
SBBC Project Number:	SBBC-3370-2022	Garden Apartments:		Middle: 3
County Project Number:	031-MP-22	Mid-Rise:		
Municipality Project Number:	SUB 2022-0001	High-Rise:		High: 6
Owner/Developer:	Sky Rise Plaza, LLC	Mobile Home:		
Jurisdiction:	Pembroke Pines	Total:	54	Total: 17

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application that preliminarily vests the project for public school concurrency for 54 (three or more bedroom) townhouse units, which were anticipated to generate 17 (8 elementary, 3 middle and 6 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year included Sunset Lakes Elementary, Glades Middle and West Broward High Schools. The same schools are serving the site in the 2022/23 school year. The project was determined to meet public school concurrency requirements because adequate school capacity was projected to be available to support the project.

This preliminary determination for 54 (three or more bedroom) townhouse units is due to expire on March 13, 2023. However, the applicant requested an extension of this preliminary SCAD prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (March 13, 2023) and shall expire on September 26, 2023. Please be advised that expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. This preliminary school concurrency determination shall be deemed void unless prior to September 26, 2023, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

SBBC-3370-2022 Meets Public School Concurrency Requirements ☒ Yes ☐ No

Reviewed By:

3/31/23 _____
Signature Glennika D. Gordon

Date

Glennika D. Gordon, AICP _____

Name _____

Planner _____

Title _____

